



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2912 E. Belleview Pl., North Point North Historic District

Replace the roof, flashing, and gutters per the attached scope of work. Shingles will be Certainteed weathered wood, not Certainteed Presidential shingles found in the scope.

Date issued 1/21/2026

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

2 PAGE SCOPE OF WORK TO FOLLOW

Samuel/Mary Jo Radcliffe
2912 East Bellevue Place
Milwaukee, WI 53211
(414) 964-6400

Job: 2025-48: Samuel/Mary Jo Radcliffe

Asphalt Roofing Section

Asphalt Roofing Specifications:

Protect with tarps and/or plywood all trees, shrubs, landscapes, and any other personal property deemed necessary by the owner and/or Community Roofing & Restoration during project duration.

Remove the existing one layer of asphalt roofing material and underlayment on all shingled roof facets.

If there are extra layers of roofing material found, there will be an additional charge at final invoice of \$100.00 per square (10ft x 10ft area) per layer to remove those layers.

Remove existing chimney flashings, roof vents, plumbing vent stack flashings, anti-draft-back vents, drip edge, gutter apron, and w-style valleys.

Remove the existing gutters and downspouts.

Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted, missing, and/or damaged materials will be replaced. If any unforeseen carpentry work is needed to properly complete the project, it will be performed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$98.50 per man hour. Materials being purchased at prevailing rates.

Pictures of rot to be provided to homeowner to show need for replacement.

Per manufacturer warranty. Any gaps greater than 1/4" Community Roofing will re-deck over the existing decking so that the new asphalt roof system can be secured down properly. 7/16 OSB sheathing would be installed over the entire roof surface being secured down using 2 3/8 in. framing nails Also new decking will need to be installed over the existing roof boards in order to ensure the proper installation of the new roofing materials.

Install 6 feet of ice and water shield membrane to all heated eve edges of the structures.
Ice and water shield membrane will also be installed around the chimneys and in all valleys.

Install synthetic underlayment to the remainder of the roof decking.
Install new plumbing vent stack flashings where the existing were removed.
Install new pre-finished aluminum drip edge to all rake edges of the structure.

Install new 20 oz. custom copper chimney flashing chimney (with counter flashings) where existing was removed.
The new chimney flashing will be installed with a continuous historic step reglet-cut, following the pitch of the roof.
Install 20 oz. custom copper historic step flashing where brick wall meets pitch of roof.
Install starter shingles with seal down strip to all eve edges and bilateral edges of all valleys.
Install two copper clean outs on the west side of the downspout system.

Install CertainTeed Presidential shingles where existing were removed.
Color to be: Weather Wood

Copper work North Chimney:

Fabricate and install a new custom 20oz copper cricket behind the chimney.
Cricket designed to follow the pitched facet intersecting the chimney.
All seams will be fully soldered.

Custom Copper High-Back Gutter Fabrication:

Ice & Water Shield Application

Apply ice and water shield along the roof edge where the gutter will be installed.

Extend the shield up the roof deck and down the fascia to ensure complete water protection behind and beneath the gutter.

Gutters will be custom-fabricated to fit the roofline and style selected.

High-back design provides extra protection for the roof-wall intersection, directing water into the gutter and preventing leaks behind the gutter.

Install custom end caps.

All seams will be fully soldered.

Add accelerator to all copper.

Ice & Water Shield:

Apply ice and water shield along the full length of the valley, extending a minimum of 12–18 inches onto each side of the valley for complete water protection.

Copper Valley Fabrication & Installation:

Fabricate custom copper valley panels to fit the specific roof angles and valley dimensions.

Panels will be mechanically fastened and soldered at seams for a watertight finish.

Ensure proper overlap with surrounding roofing material.

Seal any joints with appropriate roofing-grade sealant where required.

Community Roofing will mimic existing ventilation:

Install slant-back vents to the rear facets of the home (out of site as much as possible).

Install hip and ridge shingles to all hip and ridge areas.

Clean job site on a daily basis. Remove and dispose of all job-related debris.

Unforeseen necessary repairs...Once the existing materials are removed the exposed structure will be inspected. Only as needed, rotted, missing, and/or damaged materials will be replaced. If any unforeseen carpentry work is needed to properly complete the project, it will be performed. If this additional work is necessary, it will be completed and charged for upon final invoice on a time and materials basis. Time being \$98.50 per man hour. Materials being purchased at prevailing rates.

THIS PROJECT WILL FOLLOW THE GUIDELINES OF THE WISCONSIN HISTORICAL SOCIETY...

Price

Materials

Labor

Sub Total

Tax

TOTAL

Finance as much as \$100,000 • Starting at **\$1,025/month** with  **APPLY**

Estimate is valid for 30 days barring any price increases.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date